

Jackson Avenue Warehouse District

HABS No. TN-212

101-131 north side of Jackson Avenue, 120-122 south
side of Jackson Avenue, between Central and Gay Streets,
and Sullivan's Saloon, northeast corner of Jackson Avenue
and Central Street

Knoxville

Knox County

Tennessee

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

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ARCHITECTURAL DATA FORM

STATE TENNESSEE	COUNTY KNOX	TOWN OR VICINITY KNOXVILLE
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) JACKSON AVENUE WAREHOUSE DISTRICT		HABS NO. TN-212
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 101-131 north side of Jackson Avenue and 120-122 south side Jackson Avenue, and Sullivan's Saloon, NE corner of Jackson Avenue and Central Street		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1888-1894	ARCHITECT(S) (INCLUDE SOURCE) See page two.	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The Jackson Avenue Warehouses are a group of three, four and five story commercial structures. These Romanesque buildings were primarily built 1888-1894 (Others have been added later). The uniformity is unique in the Southeast. They illustrate the large jobbing trade for which Knoxville was famous. This trade elevated the regional economy (cont. on page 2)		
STYLE (IF APPROPRIATE)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Brick-bearing masonry construction.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Rectangular in most buildings.		
EXTERIOR FEATURES OF NOTE Three, four and five story warehouses- flat roofs with front-to-rear slopes; terra cotta and rough-faced limestone trim; one story iron fronts in some buildings. Sullivan's Saloon is a red brick, 2 bays X 5 bays, rectangular, two story corner bldg. with a flat roof and a two and a half story corner turret.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Not recorded.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES		
PRESENT CONDITION AND USE Warehouses, manufacturing establishments (some vacant, some partially gutted)		
OTHER INFORMATION AS APPROPRIATE For bibliography see pages 3-5.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.)		
COMPILER, AFFILIATION Susan McCown, HABS Architectural Historian		DATE 2/3/1986

ARCHITECTS:

Baumann Brothers, Knoxville.

The following appeared in the June 1888 issue of the Inland Architect, page 82: "For W.B. Lockett, 3 story brick building 26 X 141 feet, cost \$9000, under way, W.H. Dawn, builder." This referred to 107 Jackson. The architects were Baumann Brothers of Knoxville. Although the architects for each of the buildings is not known, the first and major buildings were those of the Baumann Brothers. It is known that they were the architects for the Carhart Building (121 Jackson), and for 125-127 Jackson. This last building is referred to as a double front building. Actually the part of the building at 125 Jackson is older. It is present on an 1886 bird's eye view map. When the new building at 127 was added it is assumed that a new and matching facade was given the two buildings. This accounts for the difference in the height of the two parts of the facade.

Joseph F. Baumann practiced architecture in Knoxville from 1881-1916. In 1887 he was joined in partnership with his brother Albert B. Baumann. They were sons of William Baumann, a German immigrant and building craftsman and architect. They were very popular architects in Knoxville and East Tennessee. After the disastrous fires that destroyed most of the buildings along Gay Street, they erected a large number of buildings. One source credits them with more than 80 % of Knoxville buildings. After the death of J.F. Baumann in 1917 the firm continued under Albert and his son Albert Jr. The firm was active until bought out a few years ago.

For a complete reference of the early work of J.F. Baumann see "Joseph F. Baumann (1844-1920) Architect of the First Knoxville" by Michael A. Tomlan, University of Tennessee thesis, August 1973.

SIGNIFICANCE:

to national participation. (The railroads were largely responsible for the transportation of the cargo). Notable are their large areas of red brick surfaces, stone or terra cotta trim, one story cast-iron fronts, and elaborate cornices. The Lockett and Carhart Buildings (107 and 121) have the best terra cotta work of any extant city building.

Sullivan's Saloon is the best extant example known in the Southeast of a large downtown saloon. Its Queen Anne-Romanesque exterior is well preserved.

BIBLIOGRAPHY

1. Old views: (xeroxed)

Knoxville City Directory 1887. Vol VI, P.L. Polk & Co. Atlanta.

p.41. ---original in McClung Collection, Lawson McGhee Library, Knoxville.

-----a cut and advertisement for JM Greer Machinery Co. This building sat on the south side of Jackson at number 126. It was later the home of Sheridan & Quincy Carriages

The Englehart Series: Knoxville, Tennessee, by Andrew Morrison.

American Cities Vol 25. 1891. ----original in the McClung Collection.

-----p.80, a cut of the WB Lockett & Co, Wholesale Grocers.

-----p.85, a cut of the Greer Machinery Company.

Post"C" Tennessee Division, Traveler's Protective Association of America. History and Illustrations of Knoxville, Tennessee. 1896.

-----original in the McClung Collection.

-----p.86, "Southern Railway Company's Freight Yards"

This picture shows the rear of the Jackson Avenue warehouses. The first building on the right is 129-131.

-----p.64, "Jackson Street, Looking West from Central Avenue"

Shown here are the Shield Bros Bldg at 103 Jackson (before remodeling), the WB Lockett Bldg at 107 Jackson number 109-111, and in the distance is 121-123 among others.

-----p.110, Hazen & Lotspeich- 127 Jackson.

-----p.128, Greer Machinery Co - 126 Jackson.(extinct)

-----p.177, Powers, Little, & Co - 124 Jackson.

Greater Knoxville Illustrated, The American Illustrating Co. Nashville. 1910. ----original in the McClung Collection.

-----p.110, Jackson Avenue from the west.

Shown are 129-131 Jackson at left corner of photo, Hazen & Lotspeich and R Knaffl in the double facade building at 125-127 Jackson, 123, 121, and in the distance the new home of the Greer Machinery Co. and Sullivan's Saloon.

-----p.175, R Knaffl, Wholesale Grocer.

2. Old views: (photographed)

From the Thompson Photographic Collection of the McClung Room,
Lawson McGhee Library, Knoxville.

----- "Post Wagon Co." photo taken c.1872.

-Jackson St eet runs through to Gay from what used to
be called Hardee St.

----- Hazen, Trent, & Harrel Co, & Swan-Brandau Co. 125-127.
photograph c.1918.

----- HC Bondurant Co. --109-111 Jackson, at right is 107.

3. Old maps and plats:

-----Birdseye View Map of Knoxville, oopyright and published by
Norris Wellge & Co, Milwaukee, Wisconsin. Beck & Pauli,
Milwaukee, lithographers. 1888. (taken from survey of 1886)
-----McClung Collection, Lawson McGhee Library, Knoxville.

This map shows the Jackson Avenue area in 1886. #18 is the
Burr and Terry Lumber and Sash Factory. Also shown is the
Post Wagon Co, the railroad yards, Jackson Avenue, the
absence of Sullivan's Sallon, and the brick storehouse at 12
Jackson.

----- "Map of the Burr and Terry Subdivision of Sneed King & Co Addi-
tion to Knoxville, 1887", surveyed and drawn by Nicholson
and Gage at a scale of 50ft to one inch.

--Knox County Deed Book F4,p636. Courthouse, Knoxville.
plat

This shows the original and extant divisions of propert
lines of lots 1-12.

----- Lot 278, "Taylor, Hudgings, & Andes Property" by Nicholson &
Gage, at scale of 25ft to 1inch. (reduced) Oct. 1888.

--Knox County Deed Book 91,p109.

This plat shows the original divisions of lot 278 and certai
corrections. Shown in the 131 X 52 brick building at 125
Jackson. Shown are (from right to left) 117,119,121,123,
125-127,129-131.

----- Lot 4, "Subdivision of the Patrick Sullivan Property, Knoxville
Tennessee" by Sehorn and Kennedy. May 1921. scale 1"=16'.

----Knox County Map Book 6,p112. recorded 6/3/1921.
Registrars Office, Courthouse, Knoxville.

5. Published sources: (all from the McClung Collection, Lawson McGhee Library, Knoxville.)

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ADDENDUM TO
JACKSON AVENUE WAREHOUSE DISTRICT
Jackson Avenue between Central & Gay Streets
Knoxville
Knox County
Tennessee

HABS No. TN-212

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